

ATTACHMENT 1

EXHIBIT A – FINDINGS DRC2015-00146 CCSD

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because it involves the demolition and removal of a single-family residence.

Minor Use Permit/Coastal Development Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan and Local Coastal Plan because demolition of a single-family residence is an allowed activity and as conditioned is consistent with all of the General Plan and Local Coastal Plan policies. Any future development would be reviewed for consistency with the General Plan and Local Coastal Plan.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the demolition of a single-family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the demolition of a single-family residence in the Recreation land use category will allow for the future increased open space.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Rodeo Grounds Road, a local road constructed to a level able to handle any additional traffic associated with the project. Additionally, a traffic control plan was submitted and implemented for the demolition and removal of the residence.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.